BOOK 4497 PAGE 776

mail -7 This instrument was prepared by Thomas W. Schlater, Attorney,
L & C Tower, Nashville, Tennessee 37219

Send Tax Notice TO:

Dr. Benjamin H. Caldwell, Jr.
Dr. Ralph R. Kling
1916 Church Street
Nashville, Tennessee

Map - Parcel Nos.

Map 92 12
Parcel 272

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY SEVEN THOUSAND ($27,000.00) DOLLARS cash, the receipt of which is hereby acknowledged, we, JAMES C. OVERALL, JOE M. STRAYHORN and ARVILLE V. WHEELER, partners, do hereby transfer and convey to BENJAMIN H. CALDWELL, JR. and RALPH R. KLING, as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 in Division "A" of the Murphy Land Company's Plan of Lots, as of record in book 161, page 113, in the Register's Office of said County.

Said Lot No. 12 fronts 49.9 feet on the southerly side of State Street and extends back between parallel lines, 170.5 feet to an alley in the rear.

Being the same property conveyed to James C. Overall, Joe M. Strayhorn and Arville V. Wheeler, partners, by deed from Mollie L. Burke, of record in Book 4241, page 629, Register's Office for said County.

The parcel of real estate conveyed herein is unimproved and is shown on the tax records as 1915 State Street.

TO HAVE AND TO HOLD said tract or parcel of land, with the improvements, appurtenances, estate, title and interest thereto belonging to the said BENJAMIN H. CALDWELL, JR. and RALPH R. KLING, as tenants in common, their heirs and assigns, forever.

We do hereby covenant with the said BENJAMIN H. CALDWELL, JR. and RALPH R. KLING, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered.

APR29	CONV	27,000.00			
APR29	S'TAX		A*	70.20	
APR29	PR'FEE		A*	.50	
APR29	W'DEED		A*	3.00	* 73.70

We, JAMES C. OVERALL, JOE M. STRAYHORN and ARVILLE V. WHEELER, partners, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to BENJAMIN H. CALDWELL, JR. and RALPH R. KLING, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 26 day of April, 1971.

B 12971

T
IDENTIF. REFERENCE

APR 29 3 27 PM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

James C. Overall
JAMES C. OVERALL

Joe M. Strayhorn
JOE M. STRAYHORN

Arville V. Wheeler
ARVILLE V. WHEELER

STATE OF TENNESSEE)
(
COUNTY OF DAVIDSON)

Personally appeared before me, Dorothy McClanahan, a Notary Public in and for said County and State, the within named JAMES C. OVERALL, JOE M. STRAYHORN and ARVILLE V. WHEELER, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 1971.

Dorothy McClanahan
Notary Public

My commission expires: 10-24-73

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

O A T H

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $27,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Benjamin H. Caldwell
BENJAMIN H. CALDWELL

Subscribed and sworn to before me
this 28 day of April, 1971.

Notary Public

My comm. exp: 12-21-72